

Allen County, Indiana
2007 Pay 2008 Budget Order

An analysis of the data with the 2007 Pay 2008 Budget Order for Allen County shows that the budgets, levies and tax rates to be approved are in compliance with Indiana statutes.

Allen County has one cross-county unit, Zanesville Civil Town, which crosses in from Wells County, the major county. Only the data related to the Allen County portion of this unit is included in this analysis.

Allen County has no conservancy districts.

Changes in Local Tax Levies

Tax levy increases are made up of routine increases in controlled levies, increases in tax rate controlled levies and debt service levies. Controlled levies increase based on an annual growth factor or excess levy appeals. Tax rate controlled levies increase based on increases in assessed value applied to a specific tax rate (tax rates are adjusted downward to eliminate the effect of reassessment or trending).

The total net increase in tax levy for Pay 2008 on a county-wide basis was approximately \$18.1 million or 4.01%. Following are the levy changes that were greater than \$1 million or a 10% change over the previous year levy. The largest total dollar increases in levy were due to the the County Unit (\$10,452,898) and NWAllen County School Corp. (\$3,554,956).

Allen County

<u>Fund</u>	<u>Pay 2007 Certified Levy</u>	<u>Pay 2008 Certified Levy</u>	<u>\$ Change</u>	<u>% Change</u>
General	\$46,912,113	\$48,502,432	\$1,590,319	3.39%
Children's Psychiatric Res Treatment	671,918	919,327	247,409	36.82%

Allen County Welfare

<u>Fund</u>	<u>Pay 2007 Certified Levy</u>	<u>Pay 2008 Certified Levy</u>	<u>\$ Change</u>	<u>% Change</u>
Welfare - Family and Children	\$18,508,295	\$27,088,450	\$8,580,155	46.36%

Total County levy increased \$10,452,898 or 12.36%. Existing cash balances used in Children's Psych Treatment and Welfare for 2007, but the levy was increased for 2008.

Jefferson Township

<u>Fund</u>	<u>Pay 2007 Certified Levy</u>	<u>Pay 2008 Certified Levy</u>	<u>\$ Change</u>	<u>% Change</u>
Fire	\$28,513	\$39,561	\$11,048	38.75%
Cumulative Fire	17,669	21,242	3,573	20.22%

Total Township levy increased \$16,283 or 17.85%. Township received a \$10,000 levy appeal in 2008 for fire protection. Cumulative fire levied up to the maximum allowable rate for 2008.

Perry Township

<u>Fund</u>	<u>Pay 2007 Certified Levy</u>	<u>Pay 2008 Certified Levy</u>	<u>\$ Change</u>	<u>% Change</u>
Fire Territory - General	\$427,551	\$523,361	\$95,810	22.41%

Total Township levy increase of \$96,913 or 19.87%. In 2008, fire territories are not subject to the same levy limits as civil taxing units.

Wayne Township

<u>Fund</u>	<u>Pay 2007 Certified Levy</u>	<u>Pay 2008 Certified Levy</u>	<u>\$ Change</u>	<u>% Change</u>
General	\$263,846	\$398,567	\$134,721	51.06%
Township Assistance	-0-	335,485	335,485	-%

Total Township levy increase of \$428,130 or 17.15%. The Township received approval for a township assistance loan for 2008. General fund levy increase offset, in part, by decrease in Township Assistance administrative fund levy.

Northwest Allen County School Corporation

<u>Fund</u>	<u>Pay 2007 Certified Levy</u>	<u>Pay 2008 Certified Levy</u>	<u>\$ Change</u>	<u>% Change</u>
General	\$12,421,036	\$13,688,878	\$1,267,842	10.21%
Debt Service	9,615,306	11,677,552	2,062,246	21.45%
Bus Replacement	477,457	585,600	108,143	22.65%

Total School levy increase of \$3,554,956 or 12.75%. School was approved for a \$19,061,000 lease rental agreement in 2007. Bus replacement was used for school pension neutralization in 2007, but restored in 2008.

Fort Wayne Public Transportation

<u>Fund</u>	<u>Pay 2007 Certified Levy</u>	<u>Pay 2008 Certified Levy</u>	<u>\$ Change</u>	<u>% Change</u>
General	\$3,412,968	\$4,053,858	\$640,890	18.78%

Total levy increase of \$640,890 or 18.78%. District was approved for a levy appeal in the amount of \$518,339 for 2008. Subsequently, this amount was disallowed due to procedural errors by the district in obtaining such an appeal. Finally, however, the appeal was granted to the district after the procedural errors were corrected.

No units in the County exceeded the working maximum levy. All units in the County levied up to or near their working maximum levy.

No units in the County exceeded the normal statutory growth rate for controlled fund levies.

Changes in Real Property Gross Assessed Values

Real Property Gross Assessed Values increases by property class are as follows.

<u>Class</u>	<u>% Increase</u>
Agriculture	6.98%
Industrial	6.20%
Commercial	4.72%
Residential	2.80%
Exempt	11.57%
Utility	-3.55%

Changes in the proportion of Gross Assessed Value by Class can create a burden shift from one class to another. The proportion (mix) of values of real property by class (this can represent the relative tax burden by class, except that it does not include the impact of deductions or credits).

<u>Class</u>	<u>2007 Ratio</u>	<u>2008 Ratio</u>
Agriculture	4.03%	4.15%
Industrial	5.12%	5.24%
Commercial	20.59%	20.78%
Residential	67.07%	66.43%
Exempt	2.96%	3.18%
Utility	0.24%	0.22%

As can be seen from the analysis, a shift from residential and utility property to commercial, agricultural, industrial, and exempt property occurred. This shift was approximately 0.66%.

Change in Net Tax Rates

Changes in net tax rate by district were as follows.

<u>District</u>	<u>Change in NAV</u>	<u>Change in Levy</u>	<u>Change in Gross Tax Rate</u>	<u>Change in Business Personal Property Net Tax Rate</u>	<u>Change in Real Estate and Other Personal Property Net Tax Rate</u>	<u>Change in Homestead Net Tax Rate</u>
ABOITE TOWNSHIP (11)	5.24%	4.12%	-1.06%	0.22%	0.40%	-7.41%
ADAMS TOWNSHIP (12)	6.05%	7.63%	1.49%	2.79%	3.60%	-7.10%
ADAMS TOWNSHIP-TRANSPORTATION	2.98%	4.71%	1.68%	2.98%	3.85%	-6.96%
NEW HAVEN CITY	3.84%	5.35%	1.46%	2.47%	3.50%	-7.81%
ADAMS TWP TRANS CEDAR CREEK TOWNSHIP (13)	6.36%	7.96%	1.51%	3.00%	3.71%	-6.46%

GRABILL TOWN (40)	0.10%	2.07%	1.97%	3.17%	4.33%	-8.35%
EEL RIVER TOWNSHIP (14)	8.26%	14.17%	5.46%	7.16%	7.79%	-0.23%
JACKSON TOWNSHIP (15)	12.00%	13.64%	1.46%	2.94%	3.66%	-6.53%
JEFFERSON TOWNSHIP (16)	20.22%	22.02%	1.50%	2.94%	3.75%	-6.36%
NEW HAVEN JEFFERSON TWP TRANS	8.17%	9.62%	1.34%	2.35%	3.38%	-7.86%
LAFAYETTE TOWNSHIP (17)	7.42%	8.23%	0.76%	2.24%	2.74%	-5.55%
LAKE TOWNSHIP (18)	7.01%	12.17%	4.82%	6.39%	6.96%	-1.13%
MADISON TOWNSHIP (19)	-0.73%	0.55%	1.29%	2.72%	3.39%	-6.89%
MARION TOWNSHIP (20)	5.35%	6.95%	1.52%	3.00%	3.69%	-6.37%
MAUMEE TOWNSHIP (21)	7.08%	8.20%	1.05%	2.41%	3.11%	-6.90%
WOODBURN CITY (55)	0.41%	1.82%	1.40%	2.56%	3.51%	-7.79%
MILAN TOWNSHIP (22)	5.37%	6.95%	1.50%	2.98%	3.68%	-6.46%
MONROE TOWNSHIP (23)	9.02%	10.51%	1.37%	2.80%	3.57%	-6.81%
MONROEVILLE TOWN (45)	-1.47%	0.88%	2.38%	3.55%	4.82%	-8.62%
PERRY TOWNSHIP (24)	9.07%	15.03%	5.46%	7.17%	8.05%	0.56%
HUNTERTOWN TOWN (42)	5.49%	14.58%	8.62%	10.69%	11.92%	4.60%
PLEASANT TOWNSHIP (25)	13.85%	15.89%	1.79%	4.81%	6.04%	-4.87%
PLEASANT TOWNSHIP-TRANS (47)	3.99%	6.06%	1.99%	4.99%	6.29%	-4.74%
SCIPIO TOWNSHIP (26)	2.77%	4.38%	1.57%	3.08%	3.81%	-6.57%
SPRINGFIELD TOWNSHIP (27)	6.73%	7.80%	1.00%	2.37%	2.98%	-6.96%
ST. JOSEPH TOWNSHIP (28)	10.83%	3.84%	-6.31%	-4.76%	-3.23%	-12.07%
ST. JOSEPH TOWNSHIP-TRANS (77)	5.86%	-0.50%	-6.01%	-4.43%	-2.83%	-11.84%
WASHINGTON TOWNSHIP (29)	-20.35%	-19.58%	0.96%	3.92%	4.82%	-5.87%
WASHINGTON TOWNSHIP-TRANS (87)	6.36%	7.61%	1.17%	4.12%	5.08%	-5.74%
WAYNE TOWNSHIP (31)	3.87%	6.31%	2.35%	5.35%	6.71%	-4.50%
WAYNE TOWNSHIP- TRANS (30)	7.30%	10.02%	2.54%	5.51%	6.93%	-4.38%
FORT WAYNE ADAMS TWP FT WAYNE	-1.15%	-1.38%	-0.23%	1.56%	3.24%	-10.64%
FORT WAYNE ADAMS TWP EACS (65)	-2.88%	-2.48%	0.41%	1.24%	2.78%	-10.84%
FORT WAYNE PLEASANT TWP (70)	-16.72%	-16.96%	-0.30%	1.50%	3.18%	-10.64%
FORT WAYNE ST. JOSEPH TWP (75)	-0.56%	-0.83%	-0.27%	1.53%	3.19%	-10.52%
FT WAYNE WASHINGTON TWP (80)	8.87%	8.57%	-0.28%	1.52%	3.19%	-10.58%
FORT WAYNE WAYNE TWP (91-95)	0.78%	0.93%	0.15%	1.96%	3.72%	-10.24%

FORT WAYNE ABOITE TWP (59)	5.47%	4.14%	-1.26%	-0.41%	0.63%	-10.86%
FORT WAYNE WAYNE FIRE DIST (96)	3.31%	5.16%	1.80%	3.94%	5.76%	-7.65%
FT WAYNE ADAMS TWP NH-PARK-EAC	2.23%	2.67%	0.43%	1.26%	2.80%	-10.84%
ZANESVILLE TOWN (44)	4.98%	5.32%	0.32%	1.62%	2.29%	-6.44%
FT WAYNE PLEASANT - FIRE (71)	8.54%	10.01%	1.35%	3.51%	5.24%	-8.01%
LEO-CEDARVILLE-CEDAR CREEK TWP	6.48%	7.70%	1.14%	2.42%	3.31%	-7.40%
NEW HAVEN ST.JOE	12.72%	13.56%	0.75%	2.88%	3.96%	-7.08%
EEL RIVER HUNTERTOWN	-7.17%	0.83%	8.61%	10.90%	11.68%	3.85%
FT.WAYNE PERRY	2.40%	5.50%	3.03%	3.91%	5.64%	-5.62%
N.H. ADAMS WOODFLD	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%
FW WASHINGTON ANNEX	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%
N,H,ADAMS WOODFLD II	12.76%	14.41%	1.46%	-10.23%	3.49%	-7.82%
FT.WAYNE MILAN	16.46%	17.00%	0.47%	0.47%	2.27%	-10.82%
Average	3.80%	4.02%	-3.46%	-2.35%	-0.88%	-11.32%

Downward pressure on tax rates came from increases in Assessed Value due to trending and the increased Homestead Credit rate.

Upward pressure on tax rates came from increases in tax levies especially from debt, which doesn't benefit from PTRC and HSC.

The estimated reduction in net homestead tax bills for Allen County is 28.53%.

Assessment Status

The DLGF has prepared an analysis of assessed valuation change by property class based on a review of parcel data. The results of this analysis are summarized in the table below:

Property Class	Percent of Parcels with Identified Assessed Valuation Change					
	<u>Decrease</u>	<u>No Change</u>	<u>0 – 10% Increase</u>	<u>10 – 30% Increase</u>	<u>30 – 100% Increase</u>	<u>More Than Doubled</u>
Commercial	12.7%	22.8%	47.4%	11.4%	3.7%	2.0%
Industrial	12.1%	27.7%	42.7%	12.5%	3.7%	1.3%
Residential	30.9%	14.5%	42.2%	7.5%	2.9%	2.1%
Overall	28.3%	14.5%	41.2%	10.8%	3.2%	2.1%

TIF Neutralization Worksheets

The County has several Tax Increment Areas. A Tax Increment Financing (TIF) Neutralization Worksheet must be completed for each TIF District in order to calculate tax increment generated by real property growth rather than increases in assessed valuation due to reassessment or trending. The TIF Neutralization Worksheets were reviewed for both numerical accuracy and for logical analysis and completeness.